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## MEMORANDUM

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**DATE:** July 3, 2024  
**TO:** Deadwood City Commission  
**FROM:** Kevin Kuchenbecker, Historic Preservation Officer &  
Planning and Zoning Administrator  
**RE:** Report of Appraisal – Lots MK8 and MK9

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The three real property owners (Michael Percevich, Mary Ann Oberlander, and Leo Diede) appointed by City Commission convened on Wednesday, June 26, 2024, to review and appraise a potential surplus of City property.

Per South Dakota Codified Law 6-13-5.1, property conveyed to a political subdivision by a railroad may be sold to the owner of property abutting the subject property for no less than its appraised value. Two (2) parcels, Lots MK8 and MK9, along the Mickelson Trail have been determined by the City of Deadwood to be potential surplus property and would be offered for sale to the owners of abutting real property, Patrick and Rhonda Mollman.

In preparation for the potential sale and transfer to the adjoining property owner(s), an appraisal has been conducted by the three (3) real property owners of the political subdivision, in accordance with South Dakota Codified Law 6-13-2. The approximate area of the lots are as follows:

Lot MK8: 1,345.90 +/- square feet  
Lot MK9: 4,201.70 +/- square feet  
Total area: 5,547.60 +/- square feet

Due to the nature of the lots measuring twelve (12) feet wide each and being non-buildable, along with review of comparable recent sales, the appraisal team recommends placing a value of 0.75 cents per square foot, for a total value of \$4,160.70 with the adjoining property owner responsible for all recording fees.

If the property is declared surplus and acquired by the adjoining property owner both parcels will be added back on to the tax rolls.

### RECOMMENDED ACTION:

Accept appraisal report of MK8 and MK9, declare the property surplus and offer to adjacent property owner for consideration.